

**3 WINCHESTER CLOSE,
KINGSTON UPON THAMES KT2 7JJ**

**AN ARCHAEOLOGICAL
RECORDING EXERCISE**

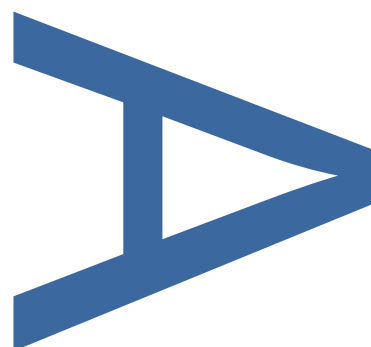
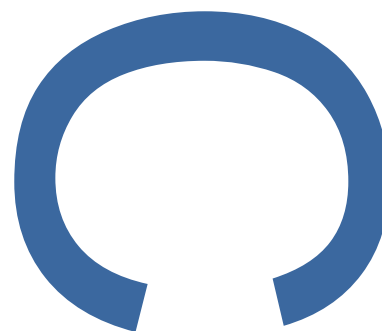
**LOCAL PLANNING AUTHORITY:
ROYAL BOROUGH OF KINGSTON UPON
THAMES**

**PLANNING APPLICATION NUMBER:
15/14084/HOU**

PCA REPORT NO: R12428

SITE CODE: WCC16

MARCH 2016



PRE-CONSTRUCT ARCHAEOLOGY



DOCUMENT VERIFICATION

3 WINCHESTER CLOSE,
KINGSTON UPON THAMES KT2 7JJ

AN ARCHAEOLOGICAL RECORDING EXERCISE

Quality Control

Pre-Construct Archaeology Ltd	
Project Number	K4402
Report Number	R12428

	Name & Title	Signature	Date
Text Prepared by:	Stacey Harris		March 2016
Graphics Prepared by:	Chris Mayo		March 2016
Graphics Checked by:	Josephine Brown		March 2016
Project Manager Sign-off:	Chris Mayo		March 2016

Revision No.	Date	Checked	Approved

Pre-Construct Archaeology Limited
Unit 54
Brockley Cross Business Centre
96 Endwell Road
London
SE4 2PD

3 Winchester Close, Kingston Upon Thames KT2 7JJ

An Archaeological Recording Exercise

Local Planning Authority: Royal Borough of Kingston Upon Thames
Planning Application Number: 15/14084/HOU

Site Code: WCC16
Central National Grid Reference: TQ 1991 7044

Fieldwork by: Aidan Turner
Report written by: Wayne Perkins, March 2016
Project Manager: Chris Mayo
Pre-Construct Archaeology Limited

Commissioning Client: Alan Sharp Associates
On behalf of Mr D Fairman

Contractor: Pre-Construct Archaeology Limited
Unit 54, Brockley Cross Business Centre
96 Endwell Road, Brockley
London SE4 2PD
Tel: 020 7732 3925
E-mail: cmayo@pre-construct.com
Website: www.pre-construct.com

© Pre-Construct Archaeology Limited

March 2016

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

CONTENTS

1	Abstract	2
2	Introduction	3
3	Planning background	4
3.1	National Guidance: National Planning Policy Framework	4
3.2	<i>Regional Guidance: The London Plan</i>	5
3.3	<i>Local Policy: the Royal Borough of Kingston-Upon-Thames' Core Strategy</i>	6
3.4	<i>Planning Permission</i>	8
3.5	<i>Site Constraints</i>	8
4	Archaeological And Historical Background	9
5	Geology And Topography.....	11
6	Archaeological Objectives And Methodology	12
7	Archaeological Sequence	13
7.1	<i>Phase 1: Natural Deposits</i>	13
7.2	<i>Phase 2: Subsoil Horizons</i>	13
7.3	<i>Phase 3: Late 19th Century Brick Wall</i>	14
7.4	<i>Phase 4: Modern (20th Century onwards)</i>	14
8	Conclusions.....	15
9	Acknowledgements	16
10	Bibliography	17

APPENDICES

Appendix 1: Context Index	21
Appendix 2: Matrix.....	22
Appendix 3: OASIS Form	23

ILLUSTRATIONS

Figure 1: Site Location	18
Figure 2: Trench Location & Plan	19
Figure 3: Sections	20

PLATES

Plate 1: Section 1	13
Plate 2: Section 2	13
Plate 3: Section 3, section of 19 th century brick wall to right	14

1 ABSTRACT

- 1.1 This report details the working methods and results of an archaeological recording exercise undertaken after the excavation of strip footings for the construction of a replacement dwelling at 3 Winchester Close, Kingston Upon Thames KT2 7JJ.
- 1.2 The work was commissioned by Alan Sharp Associates on behalf of Mr D Fairman and was in response to an archaeological condition attached to planning permission (ref 15/14084/HOU) granted for the residential development of the site.
- 1.3 The investigation was undertaken on the 8th February 2016 and was to follow the methodology set out in a Written Scheme of Investigation which had been prepared by Pre-Construct Archaeology Limited (Mayo 2016) and approved by the Archaeology Adviser to the Local Planning Authority. On attendance to the site, however, it was unfortunately found that the strip trenches had already been excavated as a result of a misinterpretation of the unusually worded archaeological planning condition. Therefore the archaeologist inspected the open trenches and could discern that no significant archaeological remains were either visible or had been impacted by the works. The archaeologist then recorded the trenches following the methods outlined in the agreed Written Scheme of Investigation.
- 1.4 Natural sand and gravels were found 1.53m below the current land surface. A short length of 19th century brick wall, possibly relating to the former Winchester House, was observed in the section of one trench. A modern (20th century) concrete slab was seen to rest upon a series of 'made ground' or artificial levelling layers.
- 1.5 No other archaeological deposits or features were observed. No finds were seen or recovered.
- 1.6 No further archaeological work is considered necessary for this development.

2 INTRODUCTION

- 2.1 An archaeological recording exercise was undertaken on the 8th February 2016 by Pre-Construct Archaeology Ltd (PCA) on a parcel of land at 3 Winchester Close, Royal Borough of Kingston-upon-Thames, KT2 7JJ within the grounds of a demolished 19th century dwelling known as Winchester House (Figure 1).
- 2.2 The site is situated within the residential area of Kingston Hill, part of the London Borough of Kingston-upon-Thames. It lies on Coombe Hill, with Richmond Park and Kingston Hill Road (A308) to the north and Coombe Wood Golf Club immediately to the east and south of the property. The National Grid Reference of the site is TQ 1991 7044.
- 2.3 The investigation was commissioned by Alan Sharp Associates on behalf of Mr D Fairman in response to an archaeological condition attached to planning permission granted for the redevelopment of the site by the Royal Borough of Kingston-upon-Thames (ref 15/14084/HOU).
- 2.4 The proposed scheme (Figure 2) was to retain some elements of the existing 20th century structure whilst adding a two storey extension to the front of the house and a single storey extension to the rear. The below ground impact of the proposed scheme was limited to the excavation of new strip footings which were cut to the level of stable geology, approximately 1.0m below ground level.
- 2.5 The archaeological investigation was intended to follow the methodology set out in a Written Scheme of Investigation prepared for the site by Pre-Construct Archaeology Limited (Mayo 2016) and approved by the Archaeology Adviser to the Local Planning Authority. On attendance to the site, however, it was unfortunately found that the strip trenches had already been excavated as a result of a misinterpretation of the unusually worded archaeological planning condition. Therefore the archaeologist inspected the open trenches and could discern that no significant archaeological remains were either visible or had been impacted by the works. The archaeologist then recorded the trenches using the methods outlined in the agreed Written Scheme of Investigation.
- 2.6 The field investigation was supervised by Aidan Turner, this report written by Wayne Perkins and the project managed by Chris Mayo, all of PCA.
- 2.7 The project was monitored by the Archaeology Adviser to the Local Planning Authority, Laura O’Gorman of the Greater London Archaeological Advisory Service (GLAAS) at Historic England.

3 PLANNING BACKGROUND

The proposed development of the site is subject to planning guidance and policies contained within the National Planning Policy Framework (NPPF), the London Plan and those of the Royal Borough of Kingston Upon Thames.

3.1 National Guidance: National Planning Policy Framework

3.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced existing national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment (PPS5)). In summary, current national policy provides a framework which protects nationally important designated Heritage Assets and their settings, in appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions regarding the historic environment and provides for the investigation by intrusive or non-intrusive means of sites not significant enough to merit in-situ preservation. Relevant paragraphs within the NPPF include the following:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

3.1.2 The Glossary contained within the NPPF includes the following definitions:

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage

interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

3.2 Regional Guidance: The London Plan

- 3.2.1 The London Plan, first published July 2011, updated March 2015, includes the following policy regarding the historic environment in central London, which should be implemented through the Local Development Framework (LDF) being compiled at the Borough level:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English heritage, natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Policy: the Royal Borough of Kingston-Upon-Thames' Core Strategy

- 3.3.1 The study aims to satisfy the objectives of the Royal Borough of Kingston-Upon-Thames, which fully recognises the importance of the heritage for which they are the custodians. The Royal Borough's *Core Strategy*, adopted in April 2012, contains relevant policy statements as follows:

Heritage

- 6.74 The Borough of Kingston upon Thames has a rich and distinguished history and has maintained a strong connection to its past, thus preserving its sense of place and deeply ingrained character.
- 6.75 There are five historic cores within the Borough:
- Kingston Town dates back to Saxon times and it boasts one of the best preserved medieval Market Places in South East England. Today, Kingston Town Centre flourishes on its Market Town roots as one of the best retail centres in South West London.
 - Surbiton Town was formed around its railway station, which was built in 1838, and it quickly developed a reputation as a wealthy commuter suburb with good connections into Central London. Its 19th Century residential properties have retained their opulent character and form an important part of the St Andrew's Square and Victoria Avenue Conservation Areas.
 - Coombe began its days as a period estate, and was developed around the three original aristocratic properties in the area, which were built by John Galsworthy. These were Coombe Warren, Coombe Leigh (now Coombe Ridge House Holy Cross Prep School) and Coombe Croft (now Rokeby School). The area is still predominantly residential, and is characterised by large homes in a leafy setting.
 - New Malden, until 1836 was a stretch of open land with only the railway line passing through it. Its station opened in 1846, and shortly after this, the houses around The Groves were built and New Malden developed as a religious, scholastic and artistic centre. The Plough Inn in New Malden was thought to have been an infamous haunt of highwaymen as it was a busy route into London. The notorious highwayman Jerry Abershawe is believed to have hidden his loot in a secret room in the pub.
 - Tolworth and Chessington are shrouded in history, with archaeological sites located along the southeast boundary of the Borough. Tolworth Court is listed in the Domesday Book of 1066, and recent fieldwork has discovered that the remains of much of this estate lies untouched beneath the ground surface. The rural nature of this area lends itself well to the continued preservation of the archaeological remains.
- 6.76 The focus upon heritage-led regeneration is a driving force behind development within the Borough and the Council will encourage a positive contribution towards the local distinctiveness of its historic environment.

- 6.77 Kingston's heritage assets include the following categories:
1. Listed Buildings
 2. Scheduled Ancient Monuments
 3. Conservation Areas
 4. Areas of Archaeological Significance
 5. Key Views
 6. Strategic Areas of Special Character
 7. Local Areas of Special Character
 8. Buildings of Townscape Merit (locally listed buildings)
 9. Historic Parks and Gardens

Policy DM 12

Development in Conservation Areas and Affecting Heritage Assets

The Council will:

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.
 - b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration
 - c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting
 - d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area
 - e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape
 - f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting
 - g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets
- 6.78 As well as their historic and architectural interest, heritage assets are important and attractive features in the built environment. They attract tourists/visitors and contribute to the local economy, quality of life, health and wellbeing. There will always be a presumption in favour of development which encourages the re-use of or enhancement of heritage assets within the Borough.
- 6.79 Under national guidance, the Council is required to give special regard to the desirability of preserving all designated historic assets, their setting and any features of special architectural or historic interest which they possess. There is also a statutory duty to designate Conservation Areas and to periodically review the designation of additional areas and to ensure that any new development will preserve or enhance their character and appearance.
- 6.80 The Borough will continue to work in partnership with English Heritage and seek support and professional guidance on the protection and enhancement of its heritage assets. In addition to its statutory duties, the Council will apply similar levels of protection to its locally designated heritage assets to ensure a high standard of design for all new development affecting the character or setting of its built, natural and archaeological historic environment.
- 6.81 New development should use opportunities to mitigate the impacts of climate change wherever possible. The historic environment can adjust to sympathetic changes without incurring significant damage to its fabric or setting. The Council will encourage a balance between the protection of the historic environment and improvement to
-

energy efficiency wherever it is considered to be feasible, and has been weighed against long term harm to a building or area's special or architectural interest.

6.82 The Council encourages early discussion where development proposals affect the historic environment, so as to ensure that a positive and pro-active strategy is adopted which would enhance the character and setting of the asset through a focus upon a high quality design and materials.

3.4 Planning Permission

3.4.1 The proposed scheme has received full planning consent from the Royal Borough of Kingston Upon Thames, under application number 15/14084/HOU. The consented scheme permits the "Demolition of existing single family dwellinghouse to be replaced with two storey single family dwellinghouse". The plans which accompanied the application at Figures 2 and 3 show the existing and proposed arrangements of the property.

3.4.2 The planning consent, awarded on 20th March 2015, included an archaeological condition as follows:

5. No work on site shall take place until a detailed design and method statement for the foundation design and all new groundworks has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The planning authority wishes to secure, as a reserved matter, the agreement of a detailed foundation and groundwork design, including a method statement that will minimise damage to the archaeological resource in accordance with Policy DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the LDF Core Adopted April 2012.

3.4.3 Discussions with the Archaeology Advisers to the Local Planning Authority, GLAAS at Historic England, concluded that a watching brief during development groundworks would constitute an appropriate mitigation response.

3.4.4 A Written Scheme of Investigation (Mayo 2016) was submitted to and approved by GLAAS, and the archaeological work undertaken, as detailed by this report, is in response to that planning condition.

3.5 Site Constraints

3.5.1 The site lies within an Area of High Archaeological Potential, as defined by the local authority. However, no designated heritage assets exist on the site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 PCA has undertaken several investigations in the area near of the site, notably around the perimeter of Coombe Wood Golf Course and Coombe Hill Golf Course. The following background is summarised from reports associated with those projects (Bradley 2012; Holden 2008, Leary 2001, Watson 2012 a & b; also Fell & McLeish 2013). In summary, finds of prehistoric to Saxon date have been noted in the area of George Road near to the south of the site, some uncovered by gravel extraction from the 16th - 20th century.

4.2 Advice received from GLAAS regarding the site stated that that:

...the site lies within the Archaeological Priority Area as designated by the Royal Borough. The Historic Environment Record indicates the site lies close to the Scheduled Monuments of Ivy and Gallows Conduit. In addition, a Bronze Age settlement has been recorded previously at Cambridge House to the north-east of the site. A Roman cremation and Neolithic stone axes have also been found nearby.

4.3 The Ivy and Gallows Conduits were 16th century constructions which provided fresh water to Hampton Court Palace.

Prehistoric

4.4 The area has considerable potential for the prehistoric. The Greater London Historic Environment Record (GLHER) refers to a number of Prehistoric flint implements from the Coombe area. A better provenanced site has been recorded west of Warren Road, where lithic working has been identified within a number of hollows or tree boles. A Neolithic greenstone axe was also found nearby. The potential importance of the higher land where the site is situated is illustrated by the discovery of a Late Bronze Age defended settlement at Coombe Warren.

Roman

4.5 During the Roman period the area was away from the main overland communication routes. The principal route through the area was a major road now known as Stane Street, linking Londinium with Noviomagus (Chichester). Our understanding of the Roman period has been limited by the lack of opportunity for detailed excavation and the fact that many of the references in the HER are to antiquarian finds from the 17th and 18th centuries. Ordnance Survey maps of the area note the presence of Roman coins and other remains, the most significant of which was a hoard of late Roman coins in an urn close to the site. It is likely that a Roman building existed on Kingston Hill, and the discovery of a fragment of Roman mosaic from Warren Road indicates the potential of this area to reveal evidence of Roman period buildings.

Saxon and Medieval

- 4.6 The topographic location of the site on Kingston Hill may potentially have been conducive to Saxon settlement. Direct evidence for the period is limited to the discovery of a Saxon, or early medieval spouted pot, found along Warren Park.
- 4.7 The place name Cumbe or Combe has been in use since the 11th century and developed as a separate manor from Kingston-upon-Thames. The manor house was situated on Fitzgeorge Avenue south of the site, but burnt down in 1368-9. It was replaced and developed into the building later known Combe House. A moated site on the east side of Trapps Lane south of the site may also have had manorial associations and a medieval pond and leat were situated south of Warren Farm northeast of the site.

Post-Medieval

- 4.8 The O.S. Town Plan of 1850 and the O.S. Map of 1879-80 show the site as open fields prior to the construction of Winchester House between 1880-1896. However, the OS Map of 1935 shows the current 3 Winchester Close laid-out over the footprint of the former Winchester House. The road layout, the current property and its neighbours are depicted as we see it today on the O.S. Map of 1961.
- 4.9 The current Kingston Hill, the A308, has been a thoroughfare though the post-medieval period.

5 GEOLOGY AND TOPOGRAPHY

- 5.1 The site lies on a plateau of land isolated by the River Thames which is located c2km to the west and c7km to the north. Beverly Brook is located 2km to the east and the River Hogsmill is located c2km to the south.
- 5.2 The topography of the current land surface of the property is approximately flat. The elevation of the site above OD is unknown.
- 5.3 The British Geological Survey (accessed on-line 01/12/16) indicates that the site is located on a geological deposit of Black Park Gravel, a River Terrace deposit that extends to the north and the higher parts of the locale. The gravel deposit lies above Claygate Member (sand, fine-grained silt and clay). Near to the west and south of the site the BGS shows that there is an outcrop of Claygate Member bedrock, with no superficial deposits in place. Slightly further still to the west and south, the BGS shows London Clay to be present.

6 ARCHAEOLOGICAL OBJECTIVES AND METHODOLOGY

- 6.1 The aims and objectives of the Watching Brief as set out in the Written Scheme of Investigation were as follows:
- To record comprehensively any archaeological remains that may be impacted by any ground works in connection with the excavation of footings for the new building;
 - To survey the location of any archaeological features recorded within these areas;
 - To determine the extent, condition, nature, character, quality and date of any archaeological remains present in the areas and to establish the ecofactual and environmental potential of archaeological deposits and features;
 - To provide information that may be used in the formulation of an appropriate mitigation strategy
- 6.2 All layers encountered were recorded in section at 1:10 using standard single context recording methods. The recording systems adopted during the investigations were fully compatible with those widely used elsewhere in London, that is, those developed out of the Department of Urban Archaeology Site Manual and presented in PCA's *Operations Manual 1* (Taylor 2009). The site archive was organized so as to be compatible with the archaeological archives produced in the London area.
- 6.3 A full photographic record was made during the archaeological investigation, comprising digital photographs.
- 6.4 No topographic data for the site for the immediate area was available at the time of the investigation, and therefore no heights above Ordnance Datum could be calculated or estimated. Consequently this report records layers and features as measurements below ground level.
- 6.5 Trenches and sections were located to plans of the proposed development and then tied to the National Grid by reference to fixed points on the Ordnance Survey basemap.
- 6.6 The complete archive produced during the watching brief, comprising written, drawn, photographic records and artefacts will be deposited with LAARC identified by site code WCC16.

7 ARCHAEOLOGICAL SEQUENCE

7.1 Phase 1: Natural Deposits

- 7.1.1 Natural sands and gravels, [2], [6] and [8], were observed at 1.24m below current ground level in Section 1 and 1.54m in Section 3 at the south western boundary of the study area (Figure 3, Plates 1 & 2).

Plate 1: Section 1 (view to SE), scale 0.5m *Plate 2: Section 2 (view to NW), scale 0.5m*



7.2 Phase 2: Subsoil Horizons

- 7.2.1 A layer of subsoil [1] was found at 0.80m BGL in Section 1 which lay directly over the natural sand and gravels (Plate 1). It was 0.44m thick but not encountered elsewhere in the other sections. It was recorded to be a loose, mid-brown silty sand.
- 7.2.2 In Section 2 three layers of re-deposited subsoil ([3], [4] & [5]) were recorded, having a combined thickness of 0.40m and seen at 0.70m BGL (Plate 2). They comprised loose, yellowish-brown silty sand and were differentiated by colour variations. These were closely similar to layer [7] in Section 3, which had a thickness of at least 1.10m at 0.51m BGL.
- 7.2.3 These layers are considered to be residual subsoil or agricultural soil reflecting the use of the site for agriculture through the post-medieval period.

7.3 Phase 3: Late 19th Century Brick Wall

- 7.3.1 A small section of brick wall [9] was observed in the centre of the site in Section 3 (Figure 3) which comprised of nine courses of (mainly) headers set upon five courses of Flemish bond (Plate 3). This may have been a foundation to part of the original Winchester House or one of its outbuildings, which sat upon the site from the middle of the 19th century until the early 20th.

Plate 3: Section 3, section of 19th century brick wall to right (view to south east) Scale 0.5m



- 7.3.2 The foundation was recorded below the modern concrete slab at 0.15m BGL and measured at least 0.6m in length in an approximate northeast-southwest alignment. It continued to the southwest beyond the section. Its' width could not be discerned.

7.4 Phase 4: Modern (20th Century onwards)

- 7.4.1 The Phase 2 subsoil deposits were overlain by modern made ground layers [+] (0.35m thick) and a concrete slab at modern ground level, 0.16m thick

8 CONCLUSIONS

- 8.1 The investigation identified four phases within the exposed trenches:
- Phase 1 consisted of natural deposits of yellow sand and gravels.
 - Phase 2 consisted of subsoils which displayed no evidence of archaeological activity and no artefacts within them.
 - Phase 3 consisted of a mid to late-19th century foundation which had been heavily truncated. This may have belonged to the 19th century building Winchester House or one of its ancillary structures.
 - Phase 4 consisted of modern 20th century building elements relating to the recently extant property.
- 8.2 No archaeological finds or features were seen during this work or considered to have been impacted by the proposed scheme.
- 8.3 No further work is recommended for the current development.
- 8.4 Once the project is deemed complete, the completed archive comprising all site records from the fieldwork will eventually be deposited by Pre-Construct Archaeology Limited with LAARC (London Archaeological Archive and Research Centre) under site code WCC16. Until then the archive will be stored at PCA's offices in Brockley, London.
- 8.5 The results of the archaeological investigation will be published as an entry in the London Archaeologist '*Fieldwork Round Up*'.
- 8.6 The manner in which the project proceeded, by which the foundation trenches were excavated without archaeological supervision, was an unfortunate error which has been mitigated by the clear absence of archaeology within the trenches which may have been impacted by the proposed works. However, Pre-Construct Archaeology Limited considers that this oversight resulted from the fact that the archaeological condition attached to the planning consent was unusually worded and gave rise to understandable misinterpretation on behalf of the client.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Ltd would like to thank Alan Sharp Associates for commissioning the work on behalf of Mr D Fairman who funded the operation.
- 9.2 We also thank the Archaeological Advisor to the Royal Borough of Kingston-upon-Thames, Laura O’Gorman of GLAAS, for monitoring the work.
- 9.3 PCA would like to thank the staff of PG Building & Construction for their assistance on site, Ray Murphy for the CAD work and Chris Mayo for project management and editing.

10 BIBLIOGRAPHY

- Bradley, T. 2012 'Corinth House, Warren Road, Kingston-Upon-Thames; Specification for Observation and Recording', unpublished report for Pre-Construct Archaeology Limited
- Fell, D and McLeish, J. 2013 'Heritage Asset Impact Assessment: Coombe Green, Coombe Hill Road, Kingston-Upon-Thames', unpublished report for Archaeological Services & Consultancy Ltd
- Holden, S. 2008 'A Preliminary Archaeological Investigation at Windfall, George Road, Kingston-on-Thames, London Borough of Kingston', unpublished report for Pre-Construct Archaeology Limited
- Leary, J. 2001 'An Archaeological Evaluation and Watching Brief at Coombe Martin, Coombe Wood Road, Royal Borough of Kingston upon Thames', unpublished report for Pre-Construct Archaeology Limited
- Mayo, C 2016. '3 Winchester Close, Kingston upon Thames KT2 7JJ: Written Scheme of Investigation for an Archaeological Watching Brief'. Unpublished report for Pre-Construct Archaeology Limited.
- Watson, S. 2012 'Corinth House, Warren Road, Royal Borough of Kingston-Upon-Thames: An Archaeological Investigation', unpublished report for Pre-Construct Archaeology Limited



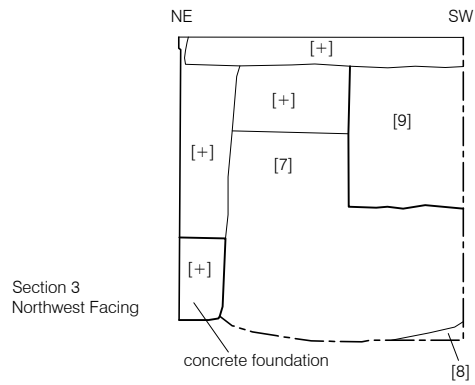
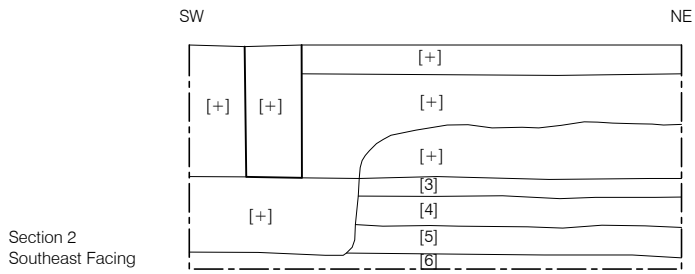
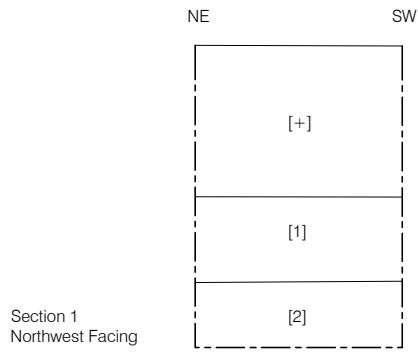
Contains Ordnance Survey data © Crown copyright and database right 2015
 © Pre-Construct Archaeology Ltd 2016
 22/02/16 RM

Figure 1
 Site Location
 1:20,000 at A4



© Crown copyright 2015. All rights reserved. License number PMP36110309
 © Pre-Construct Archaeology Ltd 2016
 22/02/16 RM

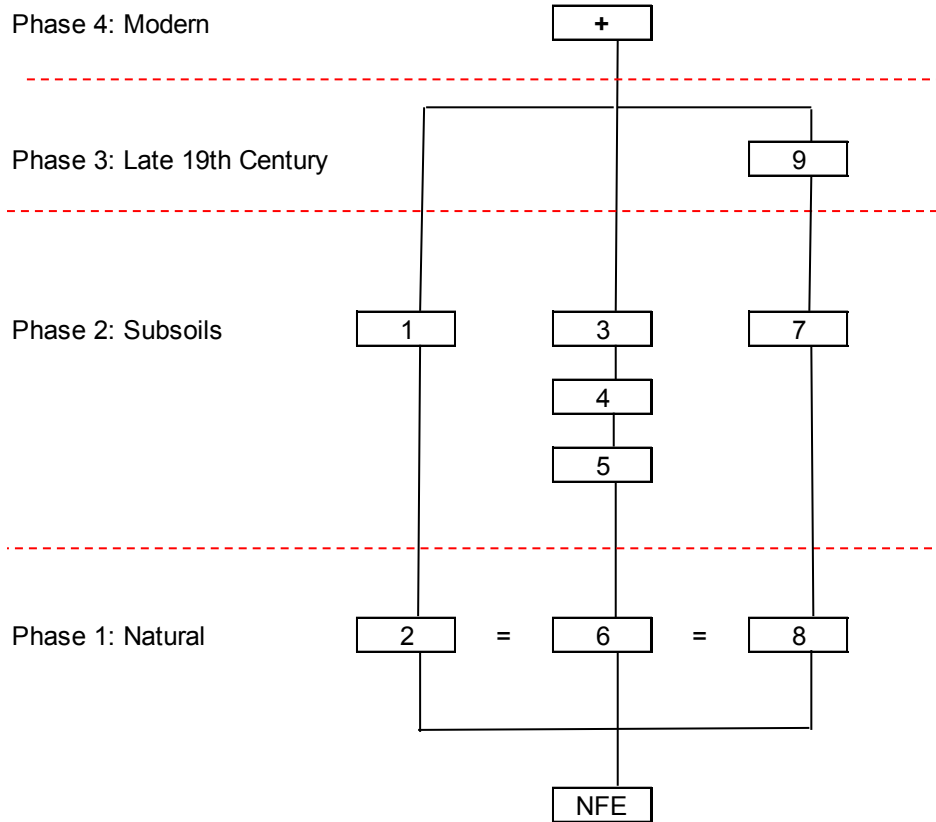
Figure 2
 Watching Brief Location
 1:500 at A4



APPENDIX 1: CONTEXT INDEX

Context No.	Section No.	Type	Description	Interpretation	Thickness (m)
1	1	Layer	Loose, mid brown silty sand	Subsoil (re-deposited)	0.44m
2	1	Layer	Sands & Gravels	Natural	n/a
3	2	Layer	Re-deposited sub soil	Subsoil (re-deposited)	0.10m
4	2	Layer	Loose, yellow, silty sand	Subsoil (re-deposited)	0.15m
5	2	Layer	Re-deposited subsoil	Subsoil (re-deposited)	0.15m
6	2	Layer	Sands & Gravels	Natural	0.10m
7	3	Layer	Re-deposited subsoil	Subsoil (re-deposited)	>1.10m
8	3	Layer	Sands & Gravels	Natural	n/a
9	3	Structure	Red brick	Wall	0.72

APPENDIX 2: MATRIX



APPENDIX 3: OASIS FORM

OASIS ID: preconst1-242314

Project details

Project name	3 Winchester Close, Kingston upon Thames KT2 7JJ
Short description of the project	A Watching Brief was undertaken by PCA on the 8th February following the excavation of strip trenches for the foundations of a new building. Natural sand and gravels were found 1.53m below the current land surface. A short length of 19th century brick wall, possibly relating to the former Winchester House, was observed in the section of one trench. A modern (20th century) concrete slab was seen to rest upon a series of 'made ground' or artificial levelling layers. No other archaeological deposits or features were observed. No finds were seen or recovered.
Project dates	Start: 08-02-2016 End: 08-02-2016
Previous/future work	No / No
Any associated project reference codes	WCC16 - Sitecode
Any associated project reference codes	15/14084/HOU - Planning Application No.
Type of project	Recording project
Site status	Local Authority Designated Archaeological Area
Current Land use	Residential 1 - General Residential
Monument type	NONE None
Significant Finds	NONE None
Investigation type	"Watching Brief"
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON KINGSTON UPON THAMES KINGSTON UPON THAMES 3 Winchester Close, Kingston upon Thames
Postcode	KT2 7JJ
Study area	181.04 Square metres
Site coordinates	TQ 1991 7044 51.419770987384 -0.275309432346 51 25 11 N 000 16 31 W Point
Lat/Long Datum	Unknown

Project creators

Name of Organisation	Pre-Construct Archaeology Limited
Project brief originator	Local Planning Authority (with/without advice from County/District Archaeologist)
Project design originator	Chris Mayo
Project director/manager	Chris Mayo
Project supervisor	Aidan Turner
Type of sponsor/funding body	Client

Name of sponsor/funding body Mr D. Fairman

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Archive ID	WCC16
Digital Contents	"Stratigraphic"
Digital Media available	"Images raster / digital photography", "Images vector", "Spreadsheets", "Text"
Paper Archive recipient	LAARC
Paper Archive ID	WCC16
Paper Contents	"Stratigraphic"
Paper Media available	"Context sheet", "Miscellaneous Material", "Plan", "Section"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	3 Winchester Close, KT2 7JJ: An Archaeological Recording Exercise
Author(s)/Editor(s)	Perkins, W.
Other bibliographic details	PCA R12428
Date	2016
Issuer or publisher	Pre-Construct Archaeology Limited
Place of issue or publication	London
Description	A4 client document with PCA covers

Entered by	Chris Mayo (cmayo@pre-construct.com)
Entered on	30 March 2016

PCA

PCA SOUTH

UNIT 54
BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD
BROCKLEY
LONDON SE4 2PD
TEL: 020 7732 3925 / 020 7639 9091
FAX: 020 7639 9588
EMAIL: info@pre-construct.com

PCA NORTH

UNIT 19A
TURSDALE BUSINESS PARK
DURHAM DH6 5PG
TEL: 0191 377 1111
FAX: 0191 377 0101
EMAIL: info.north@pre-construct.com

PCA CENTRAL

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
TEL: 01223 845 522
FAX: 01223 845 522
EMAIL: info.central@pre-construct.com

PCA WEST

BLOCK 4
CHILCOMB HOUSE
CHILCOMB LANE
WINCHESTER
HAMPSHIRE SO23 8RB
TEL: 01962 849 549
EMAIL: info.west@pre-construct.com

PCA MIDLANDS

17-19 KETTERING RD
LITTLE BOWDEN
MARKET HARBOROUGH
LEICESTERSHIRE LE16 8AN
TEL: 01858 468 333
EMAIL: info.midlands@pre-construct.com

